



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

October 14, 2014

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on October 14, 2014 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30pm.

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Kabriel, Finch, Phillips, Toews

Commissioners Absent: Zeno

Staff Present: Craig-Historic Preservation Officer

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of the land use articles and administered the oath en mass to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

Ms. Craig announced that there are training funds available for Commissioners to take advantage of some of the training opportunities. She will be attending training in Cumberland, Maryland for Commissioners hosted by National Alliance Preservation Commission, Maryland Historical Trust with support from Maryland Association Historic Preservation Commissions and invited interested members to attend if their schedules permit. She plans to discuss any key points raised at the training during the HPC administrative meeting. She announced that there will be a roofer attending the HPC October 28, 2014 administrative meeting to discuss some of the options for roofing materials. She also announced that November 6, 2014 at 5:00pm will be the Four Rivers Heritage Area awards event and the National Preservation Trust Conference will held in Savannah, Georgia on November 11, 2014 through November 15, 2014. She will not be present at the November 11, 2014 meeting as she will be attending training on City planning and will be presenting on the hazard mitigation at the Trust Conference.

Chair Kennedy announced that Ms. Craig was interviewed on her work with the Hazard Mitigation Plan for the City of Annapolis. Ms. Craig announced that National Trust for Historic Preservation will host a press release on October 23, 2014 with the Mayor as well as with other State officials.

Ms. Finch attended the Historic Roads meeting in Savannah where she received a detailed tour of paving options and roadside development so agreed to brief the HPC on the findings at the administrative hearing.

D. VIOLATIONS

There were none reported.

E. CONSENT DOCKET

- 1. 86 Conduit Street** – Patrick W. and Tamara M. Dowd – Construct second story rear deck. **Approved conditioned that the applicant provide tree preservation measures during construction and that any proposed design changes required by other City Departments be provided to staff for review.**
- 6. 37 West Street** – Harbormaster's Building at City Dock and Newman Street Park fence on Compromise Street – Art in Public Places Commission – Extension request for art exhibit. **Approved conditioned that the three years extension be defined as part of the certificate of approval and**

that the applicants obtain letters of support from the surrounding property owners.

Vice Chair Leahy moved to approve the applications for 86 Conduit Street and 37 West Street as conditioned above on the consent docket. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 6-0.

F. NEW BUSINESS

2. 66 and 68 Maryland Avenue – Mark L. Morris – Install awning.

Mr. Morris reviewed several awnings on Maryland Avenue and the appearance was that of an awning that had been vandalized. He expressed concern with removing the side panels from the awnings because it will make the awnings appear unfinished. The other concern is that the purpose of the awning is to protect the residents and patrons from the elements when leaving the building. He requested the HPC to reconsider the recommendation and find a way to approve the awning with the side panels.

Staff: Ms. Craig restated her written staff report and recommended conditional approval subject to the awning being installed without side panels and the edge is free-flowing.

Public: Public testimony opened at 7:58pm and no one from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 7:59pm.

Commissioners: Mr. Leahy believes that the open sides are more compliant with the guidelines. Ms. Finch and Mr. Kabriel both concur.

Vice Chair Leahy moved approval of the applications for 66-68 Maryland Avenue as submitted. Ms. Phillips seconded the motion. The motion failed on a vote of 2-4. (Finch, Toews, Kennedy and Kabriel dissents)

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Finch, Kabriel, Phillips, Toews

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application for 66 Maryland Avenue time date stamped 9/2/14, 9:19am
B	HPC Application for 68 Maryland Avenue time date stamped 9/2/14 9:19am
C	Supplemental Information provided by the applicant
D	Staff Report and Recommendation dated 10/1/14

4. 93 Main Street – Kelly Basinger/One Source Security and Sound, Inc. – Install new ATM into storefront (WITHDRAWN)

5. 131 Charles Street – Carol Safir – Roof replacement. (WITHDRAWN)

G. PRE APPLICATION

Chair Kennedy reminded those present that this is an informal discussion held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants.

1. 16 N. Acton Place – Scarlett Breeding/Alt Breeding Schwarz Architects – Addition.

Ms. Breeding acknowledged the pre application statement. She described the house as a combination of siding and brick. The house has two additions on each side that were put in place in 1996. She noted that the proposal is to add a modest addition on the rear and removal of a small piece to accommodate the addition. The proposed location of the addition is in an area that is already developed and has

impervious and as a result the pool will be relocated. The owners are proposing a family room and kitchen space that will be connected over the living room. The roofline from the front will be dropped six-feet.

Chair Kennedy summarized that a majority of the commissioners present believe that this is a **feasible** project. The proposal includes the removal of a 1900 historic structure with replacement of a modern structure. Some of the questions relate to looking at the tri window temple configuration on the new addition for compliance with Guideline D.19. The final application should include detailing of skylight, material call outs, detailing on any landscape changes specifically the hardscape and new pool.

With there being no further business, **Vice Chair Leahy** moved to adjourn the meeting at 9:20pm. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 6-0.

The next meeting is scheduled for October 23, 2014 at 7:30pm at the City Council Chambers.

Tami Hook, Recorder